
MEMORANDUM – OFFICE OF THE TOWN ADMINISTRATOR

TO: Blue Ribbon Commission on
Community Services & Facilities

FROM: Carter Terenzini, Town Administrator

RE: Camp Tecumseh Gymnasium

DATE: January 25, 2011

CC: D. Kuethe; H. Bride; D. Cahoon; D. Merhalski; D. Bengtson; S. Kinmond; BoS

Carter



I was requested to have the Recreation Department view the new building at Camp Tecumseh to see if it might be able to meet any of our various space needs. We did so on this date. The review was carried out by a team of Town Staff. Donna and Hilary reviewed it for program needs, Don and Dave looked at any code issues driven by a classification as a “public building” and “place of assembly” (which it would be for the term of the Town’s use), Scott was to look at maintenance issues if we were “leasing” it; and Dan was present to advise on any Zoning issues (as a lessee we are not exempt from Zoning in this instance).

You will find attached a checklist that Donna did for ease of her review. I had pointed out this is not a purpose built facility where it will meet every need/wish. You will note the primary driver is the need for adequate gymnasium space between November 1st and March 15th. During this time she needs to be able to accommodate 2 side by side basketball games with a total of 75 to 100 persons in attendance. Adequate parking, restroom, spectator, and storage facilities would be needed as well.

During September and October there is lesser need for a facility right now although her “Wish List” would include a space for indoor soccer practice and an early season adult basketball and volleyball. During early spring there is – depending on school schedules – some need for sport and officiating clinics.

This building is roughly 72’ by 120’. The major element consists of an open play area of 72’ by 99’. The remaining space contains a 35+/- square foot (s.f.) electrical room, a janitor’s closet of roughly the same size, a single stall ladies bathroom, a 2 urinal and single stall men’s bathroom, a 450 +/- s.f. Wood Shop, a 155+/- s.f. storage room and an entry lobby of roughly the same area. The building has three roll down corrugated garage doors on both its North and South sides which are intended to be open most of the camp season. The lower eight foot of the gym area has oriented strand board applied. The wall above this height and the ceiling are open framing and trusses.

The basketball court has been laid out for two courts to play side to side as well as accommodating a volleyball court. It has an open standing area of roughly 5’ around its

perimeter. The side baskets are fixed in place while the end baskets will be able to be raised or lowered on a motorized pivot. The height of all the baskets is at a fixed 10'. They cannot be lowered to the height necessary for the majority of the Recreation Dept.'s youth athletes.

As to the building itself, there is no insulation, there is no heating system, and there will be no water outside of the normal camp season of June to August. This means there are no usable restroom facilities outside this time period. There is no spectator area for parents or others. There is no space to provide this given the minimal space around the basketball court(s). Given the buildings intended use there was no parking required - or provided for - as part of the site plan review.

There is some indication we might be able to gain some use of the building when it can be used in its current "off-season" condition (i.e. no heat, no water, no formal parking). However, as you can see above there is extremely limited use for the building during that period of time. In fact, in terms of meeting existing "need" it does not appear to have any practical application at present.

In order to meet the stated needs of the Recreation Department this building would need a substantial investment to provide insulation, insulated doors, ceiling and wall coverings, heating, a year round water supply, spectator/parent seating and parking. Those costs would have to be invested by Camp Tecumseh and then recovered by them through some sort of rental from the Town. Frankly, I do not have any sense at all the the Camp is interested in making any such investment. More importantly even if they were to do so the facility does not meet the department's minimal needs for gymnasium space. As to uses we might make of the facility during a period of time when heat might not be an issue, water for the bathroom facilities would remain an issue.

From a code standpoint, if the occupancy load of 100 people is an accurate "guesstimate", it appears the bathroom facilities would be sufficient. However, if the facility is to hold more people than that during its "public" life it would be deficient. It also appears that it would need a full smoke detector system installed.

In short, while an intriguing idea of using an existing facility to meet our needs it simply does not appear to pass the initial test of viability.

Should you wish to pursue this idea further I would suggest that you report your thoughts to the SelectBoard so that they may pursue the matter with Camp Tecumseh. Additionally, should this idea have any further "traction" we would need to develop an estimate of operational costs. We can – if you like - submit a marked up plan, lighting fixture specifications, and a set of pictures of what is there and what might be there with respect to heating and insulation to LighTec for an estimate of those heating and lighting costs. They have agreed to do this for us at no cost in recognition of our ongoing business relationship.

Please let us know if we may provide any further information or address additional thoughts you might have as a result of your review of this memorandum and the attachments.

Tecumseh Facility Exploration:

01/25 9:00am

Programming:

Youth Basketball (top need) – games and practices Nov. - March

Adult Exercise: walking, fitness classes, sports

Indoor practice space: Spring and Fall Sports

Indoor Soccer League

Floor Hockey/Pillow Polo

Out of School programs i.e. vacation, after-school

Youth Sport Clinics

Officiating and Coaching clinics

Larger special and community events: square dancing, fairs, speakers, Halloween party

Collaborative events: PTA, MTA, School Clubs

What we need to meet programming demands:

Bathrooms (men's & women's)

Adjustable basketball hoops

Adequate spectator seating

Adequate parking

Handicap Accessibility

Drinkable water

Storage (tables, chairs, programming equipment)

Access to cleaning supplies/equipment

Access to climate control

Security System

BONUS:

Phone

Court Lines for two side courts

Side baskets

Court dividers

Phone

Scoring

Considerations:

Insurance

Transportation

Supervision expectations

"Other" equipment in building

Emergency contact (for facility issues)

Building maintenance/cleaning